

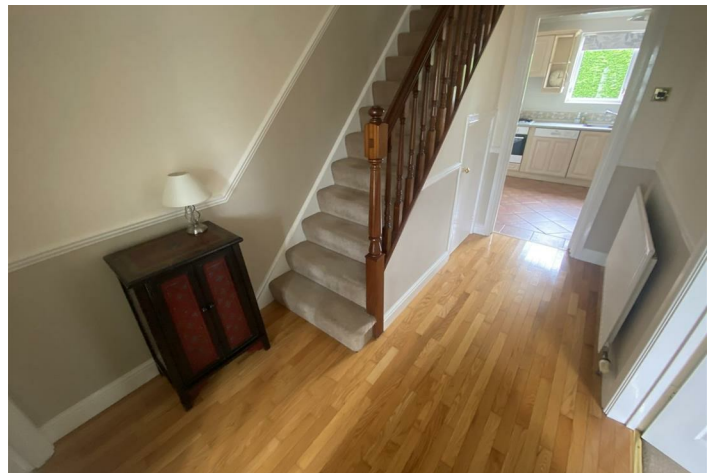


3 Whitfield Road

Seaton Delaval, Whitley Bay NE25 0JH

- Large Detached House
- Excellent Family Accommodation
 - Dining Room
- Ground Floor Cloaks/w.c.
- Family Bathroom and En-Suite
- Superb Location
- 17'0 Living Room
- Refitted Kitchen/utility
 - Four Bedrooms
- Garage and Gardens

£324,950





****MUST BE VIEWED****

Superbly situated on Whitfield Road on a good sized plot is this family detached house being offered with no upper chain. Close to local amenities and worthy of internal viewing. Briefly comprises Entrance Porch, reception hallway with solid oak flooring, ground floor cloaks/wc. Lounge with feature fireplace and gas fire, double doors to dining room with patio doors to rear garden. Fitted kitchen, Utility Room. To the first floor there are four well proportioned Bedrooms (master with en-suite), Family Bathroom/w.c. Externally there are gardens to the front and rear, good sized driveway for off street parking. To the rear there is a further fenced garden with lawn and patio. There is Upvc double glazing and gas central heating. The property is freehold with added advantage of no upper chain and the main part of the roof replaced in 2024 (not extension).

Entrance Porch

Entrance Hallway

Lounge

17'9 x 14'9

Dining Room

12'0 x 9'7

Kitchen

12'2 x 9'8

Utility Room

9'1 x 7'7

First Floor Landing

Bedroom 1

16'2 x 9'1

En-Suite

9'6 x 5'3

Bedroom 2

15'1 x 11'0

Bedroom 3

13'1 x 8'5

Bedroom 4

9'0 x 7'9

Bathroom/w.c

9'0 x 5'4







Local Authority Northumberland County Council
Council Tax Band D
EPC Rating D
Tenure Freehold

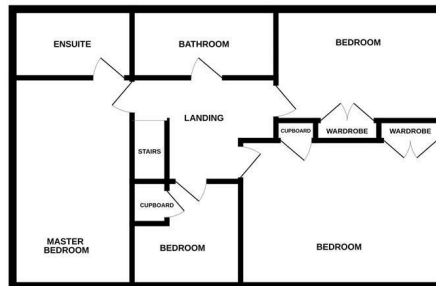
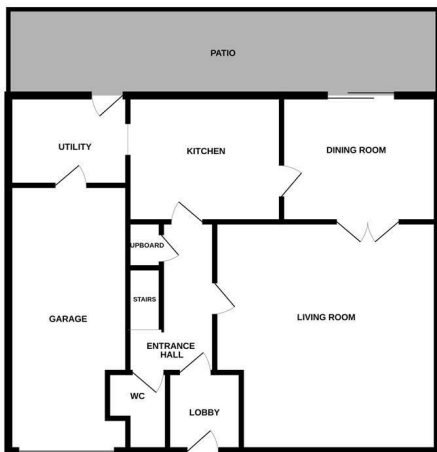
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ML Estates Sales Office

27 Avenue Road, Seaton Delaval, Tyne
 And Wear, NE25 0DT

Contact

0191 237 60 60
 sd@mlestates.co.uk
 www.mlestates.co.uk/

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